



MASON COUNTY

PLANNING ADVISORY COMMISSION

MASON COUNTY COMMUNITY SERVICES

615 W. ALDER STREET, SHELTON, WA 98584

Meetings held at: Commissioners' Chambers

411 N. 5th Street Shelton, WA 98584

REGULAR MEETING (via Zoom)

June 21, 2021

MINUTES

1. CALL TO ORDER AND ROLL CALL

At 6:01p.m. Brian Smith, Planning Advisory Commission Chair, called the meeting to order. The following commissioners were in attendance:

Isaiah Johnston

Mac McLean

Brian Smith

Joseph Myers (arrived 6:11 p.m.)

Absent: Timothy Opiela

Staff: Kell Rowen – Planning Manager

Mariah Frazier – Clerical

2. REGULAR BUSINESS

A. APPROVAL OF MEETING MINUTES

Commissioner McLean made a motion to approve both the May 17, 2021 and June 7, 2021 minutes. Commissioner Johnston seconded the motion.

Vote:

4 in favor

0 opposed

Motion passed

B. CHANGES TO THE AGENDA

Remove the following sentence as the request was withdrawn: Also, for consideration is a citizen request to amend the shoreline environmental designation along parcels 32010-42-00010 & 32010-44-00020 from conservancy to rural.

C. CONFLICT OF INTEREST

None

D. NEXT REGULAR MEETING(S)

July 19, 2021

E. COMMITTEE/STAFF UPDATES

Kell gave an update on the Belfair EIS, stating staff and consultants have agreed to extend the EIS to properly address some of the comments received, and will bring back the EIS to the PAC when they have a plan to move forward. She also mentioned an applicant had been

This is a short summary of the action that took place during the meeting. The audio recording of the meeting can be found on the Planning Advisory Commission page of the Mason County website.

interviewed by the BOCC for one of the empty positions on PAC and should be appointed by the July meeting. Finally, Kell reminded PAC of the February meeting where Todd Parker came HB1590 and asked for a letter of support from the PAC. Commissioner Smith asked for a copy of the Bill as well as the February Minutes to review and draft a letter.

F. OTHER BUSINESS

None

3. PUBLIC COMMENT ON NON-AGENDA ITEMS – 6:14 p.m.

Ken VanBuskirk- Ken mentioned difficulty accessing the night’s meeting, then asked how the public could view all the public comments received for the Belfair EIS. Kell explained to Ken where to find the comments on the website.

Constance Ibsen – Constance asked when the next appropriate time to provide public comment on the Belfair EIS would be. Kell stated she anticipates the most likely path forward with the EIS is to publish an addendum to the published Draft, in which there will be a new comment period. Constance then asked if Kell knew if there were any newer traffic studies than the ones from 2017 used for the EIS and asked her to discuss with the consultants.

4. PUBLIC HEARING – 6:21 p.m.

Proposed rezone of parcel 42018-14-00030 from Rural Commercial 1 (RC1) to Rural Industrial (RI) - Paul Knutzen, engineer for the applicant, gave a brief overview of the request to rezone in order to put a machine shop on the site and stated if approved, it will move to lower density use. Bruce Lund, applicant, then followed with comments before Marissa presented her staff report.

Public Comment Opened/Closed – 6:27 p.m.

With no further comments, Commissioner Johnston made a motion to recommend approval, seconded by Commissioner McLean.

Vote:

4 in favor

0 opposed

Motion passed

Mason County Shoreline Master Program: Periodic Review and Update 2021 (RCW 90.58. and WAC 173-26.090) – Marissa began by briefing what has been done with the Periodic Review to date and explaining the purpose and what is and is not addressed in the review. Marissa stated that comments received during the Joint Public Comment period from May 13, 2021, through June 14, 2021 were being compiled and informed the PAC and public that while this public hearing is an opportunity to provide testimony on the record, the County and Ecology Staff will not be responding to comments during this meeting. Tonight’s comments, along with all other comments received previously, will be addressed in the formal amendment packet submitted to Ecology.

Moving forward, Marissa went over the changes made since the last meeting in April. Then discussed what the next steps would be if PAC were to make a recommendation tonight, stating that the requested action by staff is to recommend approval of the proposed draft amendments. She then opened the conversation to PAC for discussion and questions.

Commissioner Smith began by asking about the timeline to make a recommendation and inquired as to the level of urgency, stating he would like to see a comment matrix of how the County plans to address comments before making a recommendation. Marissa answered that the grant money runs out at the end of the month, but the project was already going to extend that period, therefore, she couldn't say there was any extreme high urgency, but that Ecology may have their own timeline for wanting a recommendation. She also stated she had already begun working on a comment matrix, but as the County has 30 days to respond from the close of the joint comment period on June 14th, it was incomplete.

Marissa then stated she would be perfectly fine with completing the matrix and coming back at the July meeting for a recommendation. Commissioner Smith asked the rest of PAC their opinion, to which Commissioner McLean stated that while the comments received since the last meeting may not be extremely critical in the end, it is still important for the PAC to be completely and totally informed prior to making a recommendation.

Public Comment Opened – 6:45 p.m.

Ken VanBuskirk – Ken stated he was supportive of extending their recommendation.

Jan Wold – Jan began by stating as property owner on Hood Canal, she has noticed and is concerned by the decline in species inhabiting the canal. She recommended a Special Use Permit be required for geoduck farming on tidelands that have not previously been used to cultivate geoducks whether already in a shellfish growing other species or not. She also recommended removing the last sentence of section 17.50.110(B)2b(ii) on page 47, which is currently recommending the following changes: “Regulated buffers shall not extend across lawfully established ~~paved public roads~~ ~~or hardened surfaces~~ to include areas which are functionally isolated from the critical area.”

Allison Cook – Allison from WDFW, first thanked staff for being flexible on the formatting of comments they sent in. She then confirmed with Marissa that all comments from other agencies and public would be posted once compiled.

Jim Reese – Jim, who had previously been a member of PAC, stated he had just learned about the SMP update a week ago and would appreciate the extra time to review.

Public Comment Closed – 6:58 p.m.

Commissioner Smith then asked what the best way to move forward procedurally would be. Kell recommended keeping public comment closed but continuing the hearing to another date. Kim Vanzwalenburg of Ecology who was in attendance, stated she would be fine with the continuation in order to provide a better product in the end.

Commissioner Smith then proposed a motion to continue the hearing to the July 19, 2021, meeting, seconded by Commissioner McLean.

Vote:

4 in favor

0 opposed

Motion passed

5. ADJOURN

With no other comments, Commissioner Smith called the meeting adjourned at 7:02 p.m.